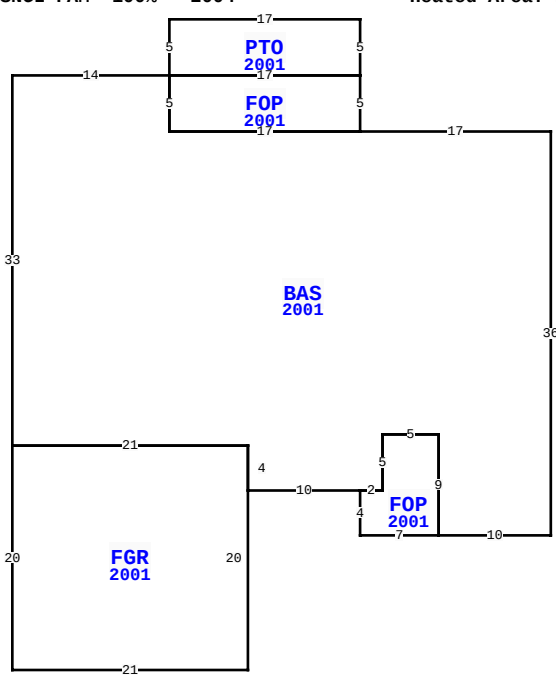


CALDWELL MICHELLE & DWAYNE
9637 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

27-2N-28-014A-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 70								0900	01	1,814	97.1100	134.98	244,854	2001	2001	0	0	11.83	88.17	VALUATION BY								STANDARD									
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM 100% - 2004										Heated Area: 1537										HX Base Yr 2004									
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										215,888									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										51,000									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										85,000									
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE										351,888									
Interior Floo	08	SHT VINYL 30																		ASSESSED VALUE										158,691									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										193,197									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										51,411									
Bedrooms		3 100																		BASE TAXABLE VALUE										107,280									
Bathrooms		2 100																		TOTAL JUST VALUE										351,888									
Frame	02	WOOD FRAME 100																		NCON VALUE										0									
Stories	1.	1. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										337,278																			
Occupancy	00	NONE 100																																					
Quality		01	Quality Level 01																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA								04																												
NEIGHBORHOOD/LOC		4057.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,537	100	2001	1,537	182,921																																		
FGR	420	55	2001	231	27,491																																		
FOP	53	30	2001	16	1,904																																		
FOP	85	30	2001	26	3,094																																		
PTO	85	5	2001	4	476																																		
TOTALS		2,180			1,814	215,888																																	
EXTRA FEATURES										9637 CAUSEWAY PL, FERNANDINA BEACH										BLD DATE XF DATE INC DATE																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	LGL DATE LAND DATE AG DATE																						
2	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00	100	2008	2008	05	85	51,000		04/29/2025 MLU																						
																	SALES DATA																						
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																															
1050/1096		4/18/2002		WD	U	V	07	100																															
GRANTOR: OCEAN REACH JOINT VEN																																							
GRANTEE: KB HOME JACKSONVILL																																							
1012/1405		10/11/2001		WD	Q	I		121,900																															
GRANTOR: TRADEMARK HOME BUILDE																																							
GRANTEE: CALDWELL MICHELLE &																																							
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
BAS=[YR=2001] W17 FOP=[YR=2001] N5 PTO=[YR=2001] N5 W17 S5 E17 \$ W17 S5 E17 \$ W17 N5 W14 S33 FGR=[YR=2001] S20 E21 N20 W21 \$ E21 S4 E10 FOP=[YR=2001] S4 E7 N9 W5 S5 W2 \$ E2 N5 E5 S9 E10 N36 \$.																																							
LAND DESCRIPTION																	TOTAL OB/XF 51,000																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																						
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS																																							